

1	4/10/08	1ST SUBMISSION COMMENTS	RTB
2	7/22/08	2ND SUBMISSION COMMENTS	RTB
NO.	DATE	DESCRIPTION	
REVISION			

GENERAL NOTES

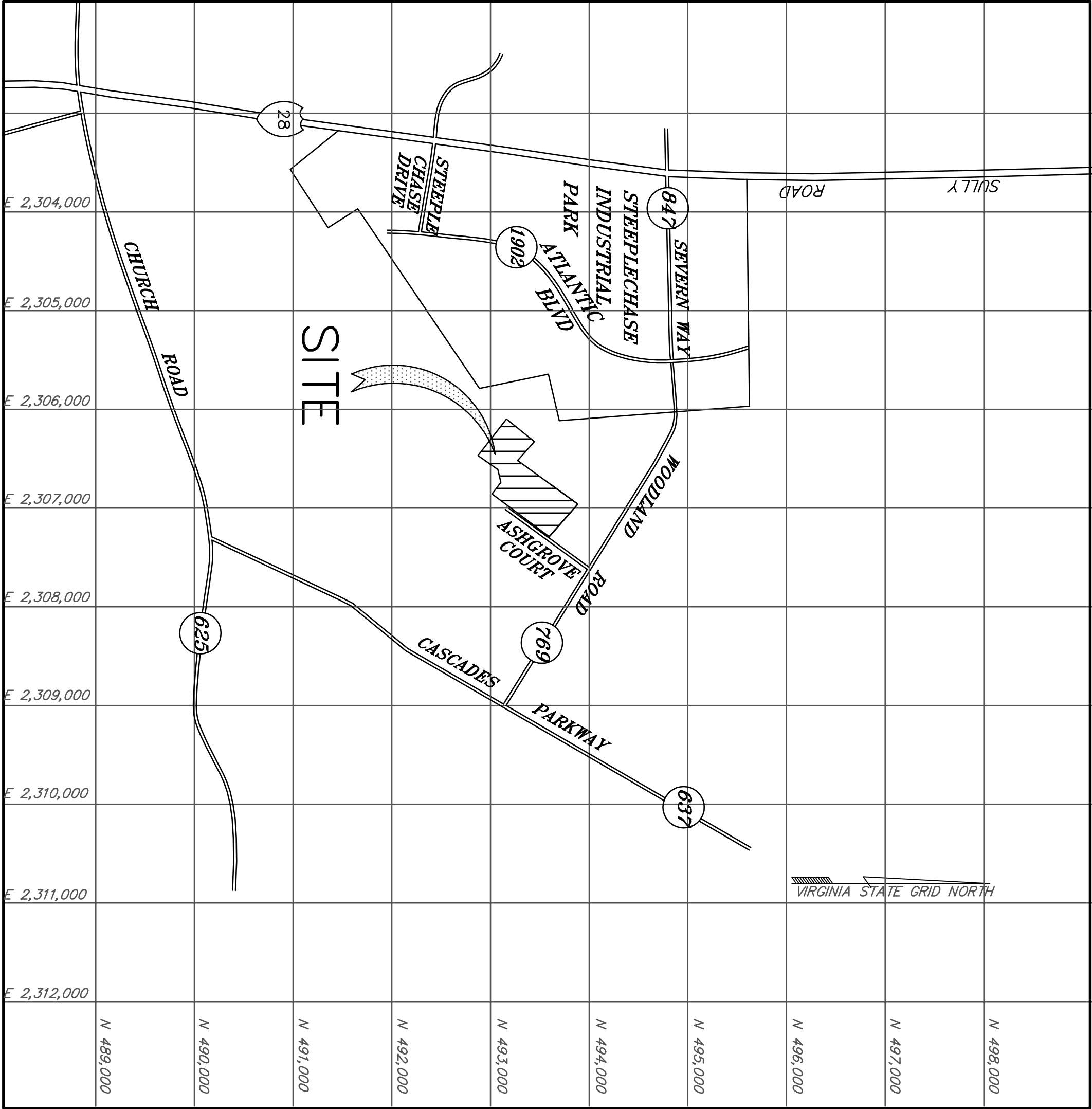
- All construction shall conform to the current Loudoun County and Virginia Department of Transportation Standards and Specifications.
- The property shown herein as Lot 144 was acquired by Sibei and Ayse Rabe Real Estate Investors, LLC, 20080093-0057226. The property was previously a portion of Parcel 68, was boundary line adjusted and consolidated into a single lot pursuant to BLAD 2007-0057, recorded as Instrument Number 20081124-0069116, and together with right-of-way dedications and vacations made pursuant to DEOT 2008-0030, the property is now known as Lot 144, containing approximately 8.2543 acres.
- The property delineated on this plat is identified as Loudoun County Tax Map Number /81/B/6///14, and PIN 031-48-0264. The northern portion of the property, which is the subject of this ZCPA/ZMOD application, is zoned PP-GI administered under the 1972 Loudoun County Zoning Ordinance, and the southern portion of the property, which is not part of the proposed ZCPA/ZMOD application, is zoned PP-IP administered under the 1993 Loudoun County Zoning Ordinance.
- All improvements on this site will be maintained by the current owner or subsequent owners.
- Topographic information shown was prepared by Dewberry & Davis by field survey dated July 1, 1986.  
Datum: NAD 1983 / USGS Contour Interval: 2'
- This site does contain Class III and/or IV soils per the latest County soils map as identified by The Interpretive Guide to Soils Map, Loudoun County, Virginia.
- The development of Lot 144 is subject to the conditions between the owner and the Loudoun County Board of Supervisors as contained in SBPL 88-86 and ZMAP 86-22 dated September 24, 1987.
- This site is proposed to connect to public water and sewer.
- The PP-GI zoned portion of the property is subject to the following applications:  
BLAD 2007-0057 ZMAP 1986-0022 SPAM 1998-0054  
STPL 2007-0086 STPL 1987-0051 PRAP 2008-0018  
STPL 1986-0038 STPL 2007-0086 ZCOR 2007-0387
- The Floodplain information shown in this plan was obtained from Plan "Woodland Road Industrial Park Floodplain and Floodplain Alteration Study" prepared by Begston, DeBell, Blinn & Titus under PPL 1989-0014.
- The proposed zoning concept plan amendment (ZCPA) and zoning modification (ZMOD) are for the subject property that is zoned PP-GI administered under the 1972 Loudoun County Zoning Ordinance.

WAIVERS & MODIFICATIONS

MAY 2009-0016 – Wetlands Delineation waiver has been approved  
ZCOR 2007-0387 – Landscape Buffer Modification has been approved

S.A. HALAC IRON WORKS, INC.  
LOT 14A  
WOODLAND ROAD INDUSTRIAL PARK  
ZONING CONCEPT PLAN  
AMENDMENT & ZONING MODIFICATION

ZMOD 2008-0016  
ZCPA 2008-0008  
POTOMAC DISTRICT  
LOUDOUN COUNTY, VIRGINIA



VICINITY MAP  
SCALE: 1" = 1000'

APPLICANT/DEVELOPER  
S.A. HALAC IRON WORKS, INC.  
MR. AHMET HALAC – PRESIDENT  
45751 ELMWOOD COURT  
STERLING, VA 20166  
(703) 406-4766

OWNER  
SIBEI AND AYSE HALAC  
REAL ESTATE INVESTMENTS, LLC  
21675 ASHGROVE COURT  
STERLING, VA 20166  
(703) 406-4766

AHMET HALAC – MANAGER

DATE

SHEET INDEX

- COVER SHEET
- CERTIFIED PLAT
- EXISTING CONDITIONS PLAN
- CONCEPT DEVELOPMENT PLAN – EXHIBIT B
- LANDSCAPE PLAN – EXHIBIT C
- CLEARING LIMITS

S.A. HALAC IRON WORKS, INC.  
LOT 14A  
WOODLAND ROAD INDUSTRIAL PARK  
POTOMAC DISTRICT LOUDOUN COUNTY, VIRGINIA

COVER SHEET



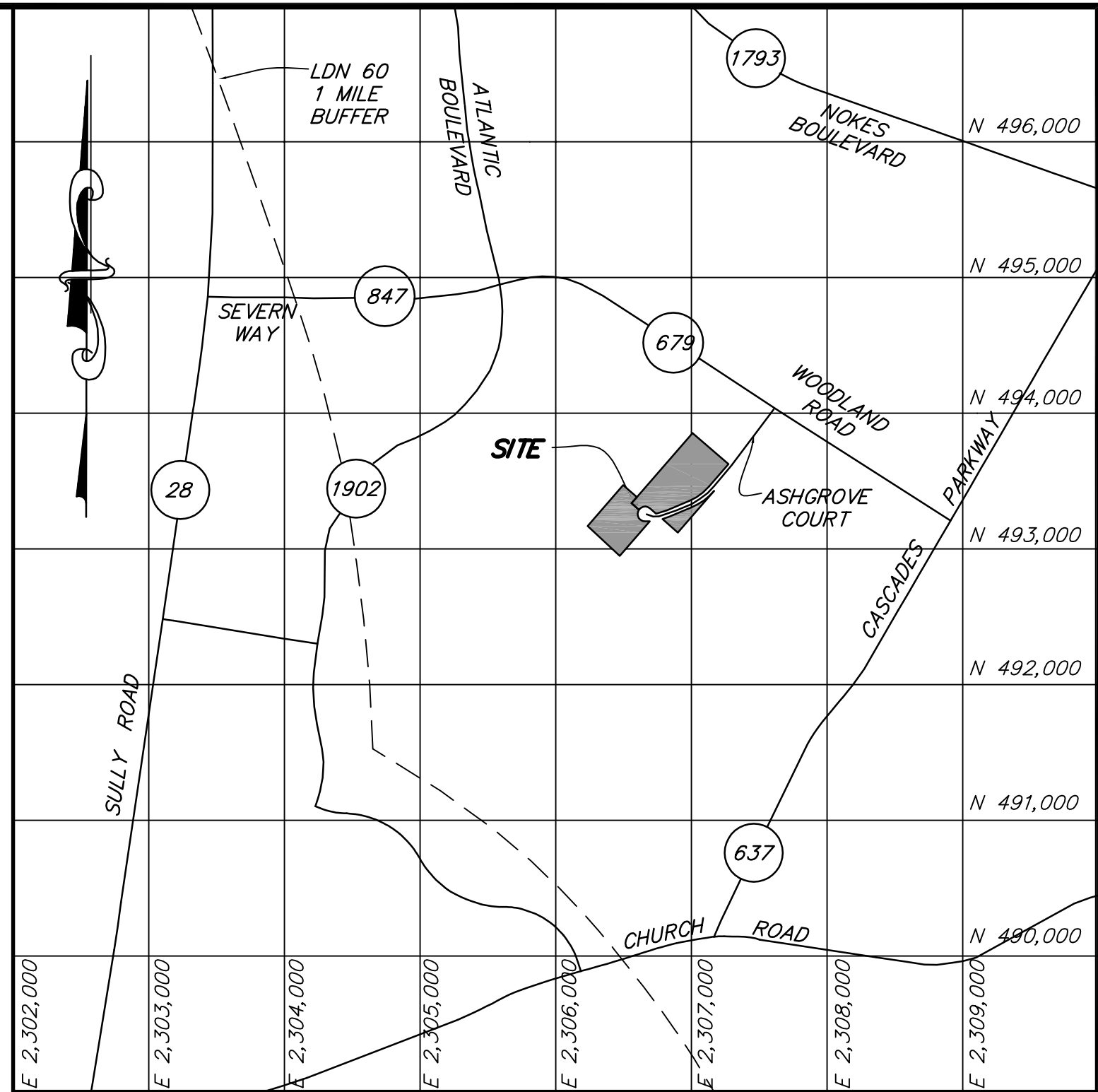
**Dewberry & Davis LLC**  
A Dewberry Company  
1503 Edwards Ferry Rd. NE, Suite 200, Leesburg, Virginia 20176  
Phone (703) 771.8004 Metro (703) 478.1335 Fax (703) 771.4091  
www.dewberry.com

Engineers  
Planners  
Surveyors  
Landscape Architects

Drawn By	RTB
Checked By	TRW
Date	28 OCTOBER 2008
Scale	NONE
Zone	PP-GI & PP-IP
Sheet	1 of 6
File Number	PZ-115-LC

<b>CURVE</b>	<b>DELTA</b>	<b>RADIUS</b>	<b>LENGTH</b>	<b>TANGENT</b>	<b>BEARING</b>	<b>CHORD</b>
<b>C1</b>	<b>26°08'56"</b>	<b>400.00'</b>	<b>182.55'</b>	<b>92.89'</b>	<b>S 54°04'51" W</b>	<b>180.97'</b>
<b>C2</b>	<b>10°43'56"</b>	<b>400.00'</b>	<b>74.93'</b>	<b>37.57'</b>	<b>S 72°31'17" W</b>	<b>74.82'</b>
<b>C3</b>	<b>14°15'13"</b>	<b>35.00'</b>	<b>8.71'</b>	<b>4.38'</b>	<b>S 84°58'36" W</b>	<b>8.68'</b>
<b>C4</b>	<b>22°0'17.37"</b>	<b>55.00'</b>	<b>211.47'</b>	<b>149.92'</b>	<b>N 20°51'57" E</b>	<b>103.27'</b>
<b>C5</b>	<b>04°31'24"</b>	<b>450.00'</b>	<b>35.53'</b>	<b>17.77'</b>	<b>N 88°27'26" E</b>	<b>35.52'</b>
<b>C6</b>	<b>07°02'14"</b>	<b>450.00'</b>	<b>55.27'</b>	<b>27.67'</b>	<b>N 70°40'26" E</b>	<b>55.24'</b>
<b>C7</b>	<b>26°08'56"</b>	<b>450.00'</b>	<b>205.37'</b>	<b>104.51'</b>	<b>N 54°04'51" E</b>	<b>203.60'</b>

*N 49.3.500*



SCALE: 1" = 200'

File Number  
RZ-115-LC

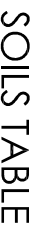


**LEGEND**

EXISTING CONTOUR

EXISTING TREE LINE

EXISTING STREAM LINE



**LC** Engineers  
Planners  
Surveyors  
Landscape  
Virginia 20176  
1.4091

*S.A. HALAC IRON WORKS, INC.*  
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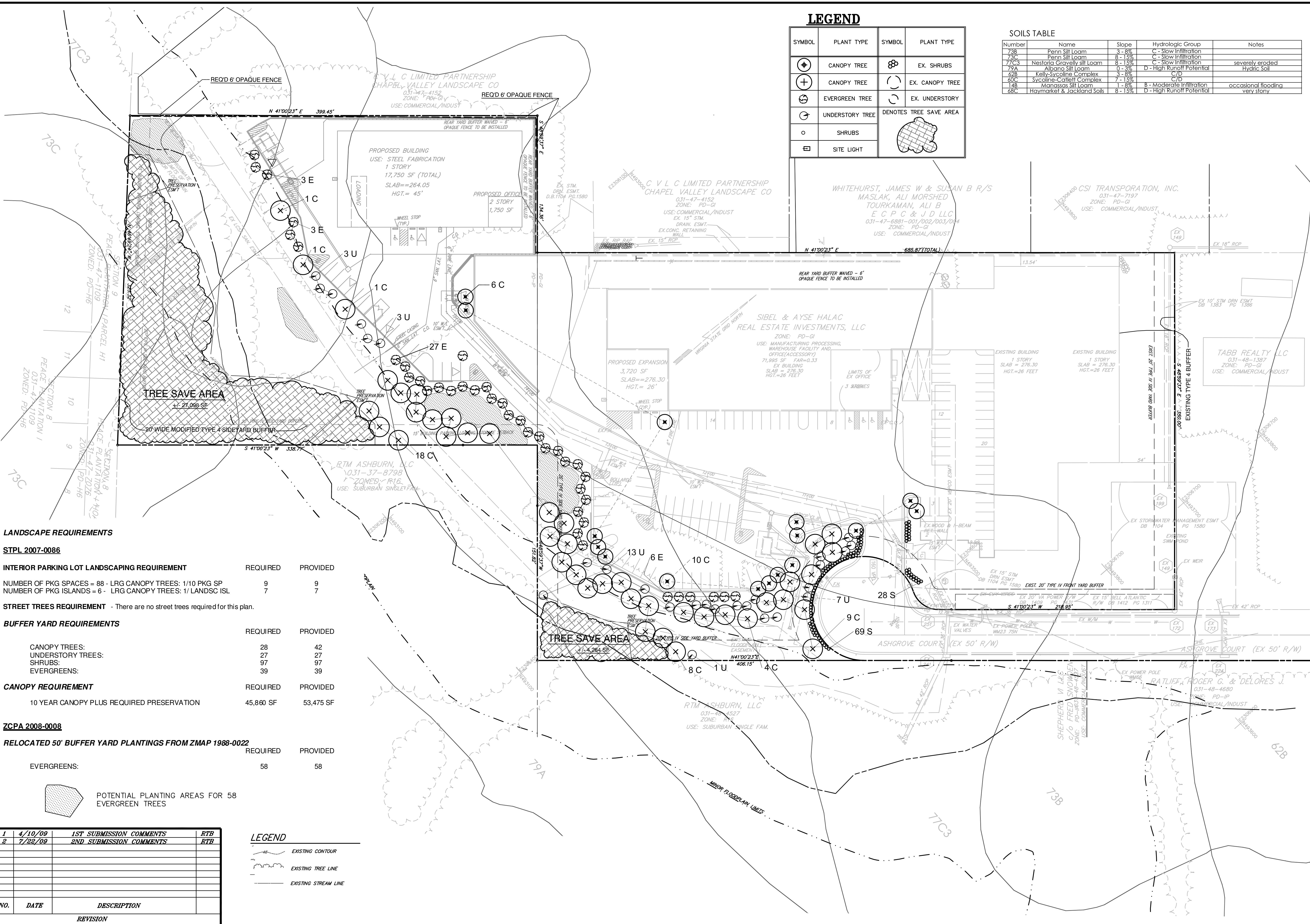
Engineers  
Planners  
Surveyors  
Landscape Architects







Plotted: Aug. 31, 2009 at 11:55am  
P:\PROJECTS\WOODLAND OVERFALL\ENG\HALAC\PLAN\Deliver\ZCPA Sht 5.dwg



LANDSCAPE REQUIREMENTS

STPL 2007-0086

INTERIOR PARKING LOT LANDSCAPING REQUIREMENT	REQUIRED	PROVIDED
NUMBER OF PKG SPACES = 88 - LRG CANOPY TREES: 1/10 PKG SP	9	9
NUMBER OF PKG ISLANDS = 6 - LRG CANOPY TREES: 1/LANDSC ISL	7	7

STREET TREES REQUIREMENT - There are no street trees required for this plan.

BUFFER YARD REQUIREMENTS

	REQUIRED	PROVIDED
CANOPY TREES:	28	42
UNDERSTORY TREES:	27	27
SHRUBS:	97	97
EVERGREENS:	39	39

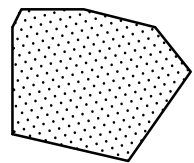
CANOPY REQUIREMENT

10 YEAR CANOPY PLUS REQUIRED PRESERVATION	REQUIRED	PROVIDED
	45,860 SF	53,475 SF

ZCPA 2008-0008

RELOCATED 50' BUFFER YARD PLANTINGS FROM ZMAP 1988-0022

	REQUIRED	PROVIDED
EVERGREENS:	58	58



POTENTIAL PLANTING AREAS FOR 58  
EVERGREEN TREES

LEGEND

- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING STREAM LINE

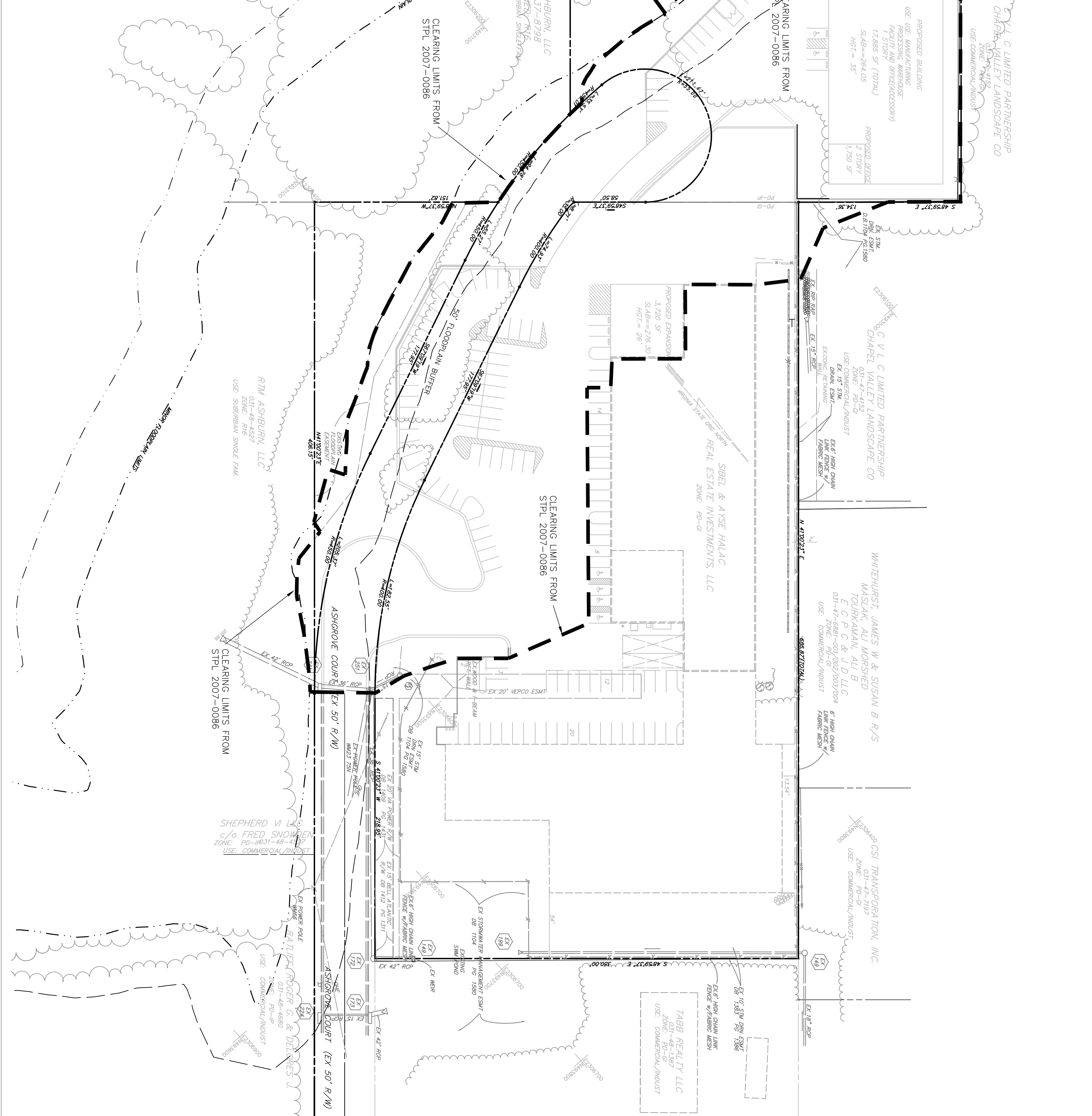
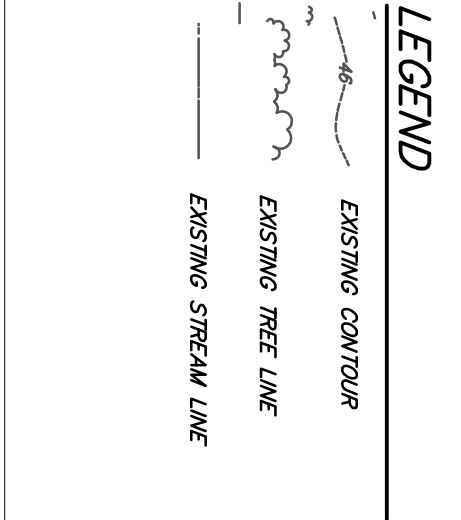
LEGEND

SYMBOL	PLANT TYPE	SYMBOL	PLANT TYPE
	CANOPY TREE		EX. SHRUBS
	CANOPY TREE		EX. CANOPY TREE
	EVERGREEN TREE		EX. UNDERSTORY
	UNDERSTORY TREE		DENOTES TREE SAVE AREA
	SHRUBS		
	SITE LIGHT		

SOILS TABLE

Number	Name	Slope	Hydrologic Group	Notes
73B	Penn Silt Loam	3 - 8%	C - Slow Infiltration	
73C	Penn Silt Loam	8 - 15%	C - Slow Infiltration	
77C3	Nestora Gravelly silt Loam	8 - 15%	C - Slow Infiltration	severely eroded
79A	Albano Silt Loam	0 - 3%	D - High Runoff Potential	Hydric Soil
62B	Kelly-Sycamore Complex	3 - 8%	C/D	
60C	Sycamore-Cattlet Complex	7 - 15%	C/D	
14B	Manassas Silt Loam	1 - 8%	B - Moderate Infiltration	occasional flooding
68C	Haymarket & Jackland Soils	8 - 15%	D - High Runoff Potential	very stony

<i>I</i>	<i>4/10/09</i>	<i>1ST SUBMISSION COMMENTS</i>	<i>RFB</i>
<i>2</i>	<i>7/22/09</i>	<i>2ND SUBMISSION COMMENTS</i>	<i>RFB</i>
<i>NO.</i>	<i>DATE</i>	<i>DESCRIPTION</i>	
		<i>REVISION</i>	



<i>Drawn By</i>	<i>RTB</i>
<i>Checked By</i>	<i>TRW</i>
<i>Date</i>	<i>28 OCTOBER 2008</i>
<i>Scale</i>	<i>1"=40'</i>
<i>Zoned</i>	
<i>PD-G1 &amp; PD-IP</i>	
<i>Sheet</i>	<i>6 of 6</i>
<i>File Number</i>	
<i>R2-115-LC</i>	

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### CLEARING LIMITS

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